

SOPCHOPPY W SIDE
W 1/2 OF LOTS 102 & 103 PLUS
15 FT OF ABANDONED ALLEY

ARBOGAST TIMOTHY L/ARBOGAST CATHRYN W
80 ROSE ST
SOPCHOPPY, FL 32358

2024

12-5S-03W-040-00868-000

ELEMENT		CD		CONSTRUCTION	
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	20	FACE	BRICK	70	
Exterior Wall	30	VINYL		30	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floo	14	CARPET		80	
Interior Floo	11	CLAY TILE		20	
Heating Type	04	AIR DUCTED		100	
Air Condition	03	CENTRAL		100	
Bedrooms		4		100	
Bathrooms		3		100	
Story Height		0		100	
Stories	2.	2.		100	
Units		0		100	
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	5	MKT AREA		02	
NEIGHBORHOOD/LOC	40.00	1.25/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,924	100	1970	1,924	127,033
FOP	63	30	1970	19	1,254
FUS	992	100	1970	992	65,497
PTO	176	5	1970	9	594
PTO	620	5	1995	31	2,047
TOTALS	3,775			2,975	196,426

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2016		417,928	1970	1970	0	0	53.00	47.00
Heated Area: 2916 HX Base Yr 2016											

WAKULLA COUNTY PROPERTY				PAGE 1 of 1
VALUATION SUMMARY				1
VALUATION BY		STANDARD		
Tax Group: 1		Tax Dist:		
BUILDING MARKET VALUE		196,426		
TOTAL MARKET OB/XF VALUE		4,983		
TOTAL LAND VALUE - MARKET		45,000		
TOTAL MARKET VALUE		246,409		
SOH/AGL Deduction		142,453		
ASSESSED VALUE		103,956		
TOTAL EXEMPTION VALUE		HX HB 50,000		
BASE TAXABLE VALUE		53,956		
TOTAL JUST VALUE		246,409		
NCON VALUE		0		
INCOME VALUE		0		
PREVIOUS YEAR MKT VALUE		210,555		
5 YR PRLC CK, DEL XFOB LN 8				
5 YR PRLC CH, DEL SPCLD, RENOVATION COMPLETE				
ADD HX FOR 2016				
UNABLE TO FWD				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
20001121	ELEC	0	11/19/2020	
16001220	MECH	0	12/05/2016	
16000820	RE-ROOF	0	08/19/2016	
16000820	RE-ROOF/REMODEL-C	0	08/19/2016	
15000369	MECH	0	04/29/2015	
15000214	RE-ROOF/REMODEL-C	0	03/26/2015	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
0963/0184	2/20/2015	WD U	I 12	83,500
GRANTOR: FEDERAL HOME LOAN MOR				
GRANTEE: ARBOGAST TIMOTHY L				
0948/0874	8/14/2014	CT U	I 11	0
GRANTOR: CLERK OF COURT / LANG				
GRANTEE: FEDERAL HOME LOAN M				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=1970] W11 N4 W15 S4 W31 PTR= W15 FUS=[YR=1970] W31 S32 E31 N32\$ E15\$ PTO=[YR=1995] E31 N20 W31 S20\$ S37 E22 FOP=[YR=1970] E9 N7 W9 S7\$ PTO=[YR=1970] W22 S8 E22 N8\$ N7 E35 N30\$.				

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0050	CARPOT UN	0	100	36	12			9.00	100	1980	1980	3	20	778	
2	0001	BLOCK UTIL	0	100	36	20	SF	16.00	16.00	100	1980	1980	3	20	2,304	
3	0211	CONCRETE W	0	100	58	7	SF	6.00	6.00	100	1980	1980	3	20	487	
4	0080	4' CHAINLI	0	100	0	0	LF	13.00	13.00	100	2009	2009	3	39	852	
5	0210	CONCRETE D	0	100	36	13	SF	6.00	6.00	100	1980	1980	3	20	562	
TOTALS												4,983				

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100			0.00	0.00	2.50	LT		1.00	1.00	1.00	18,000.00	18,000.00	45,000							